

**CRICHTON COURT, MORTIMER COMMON, READING, RG7 3ST**  
**£265,000 LEASEHOLD**

**THE BEST OF VILLAGE LIVING IN THIS TWO BEDROOM  
FIRST FLOOR APARTMENT WITH A BALCONY IN THIS  
SMALL GATED DEVELOPMENT IN THE HEART OF  
MORTIMER VILLAGE.**

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## DESCRIPTION:

This two bedroom apartment is for sale with no chain complications and is set in the heart of Mortimer village amidst some lovely countryside, offering great walks and outdoor pursuits. Mortimer Station is just over a mile away and offers access to London Paddington in under an hour Via Reading (14 minutes) as well as Basingstoke in under 15 minutes. The M4 at Junction 11 is under 5 miles, there is a good selection of village pubs, eateries and cafes within walking distance and the Wokefield Estate Golf Club is close by. Set in this small development of just six apartments the property is on the first floor and living accommodation comprises, a large lounge/dining room adjoining a modern kitchen, a master bedroom with en-suite bathroom, a second double bedroom and a shower room. Further benefits include a private balcony off the lounge, built in wardrobes in both bedrooms, a lockable cycle store and secure off road parking.

## AT A GLANCE

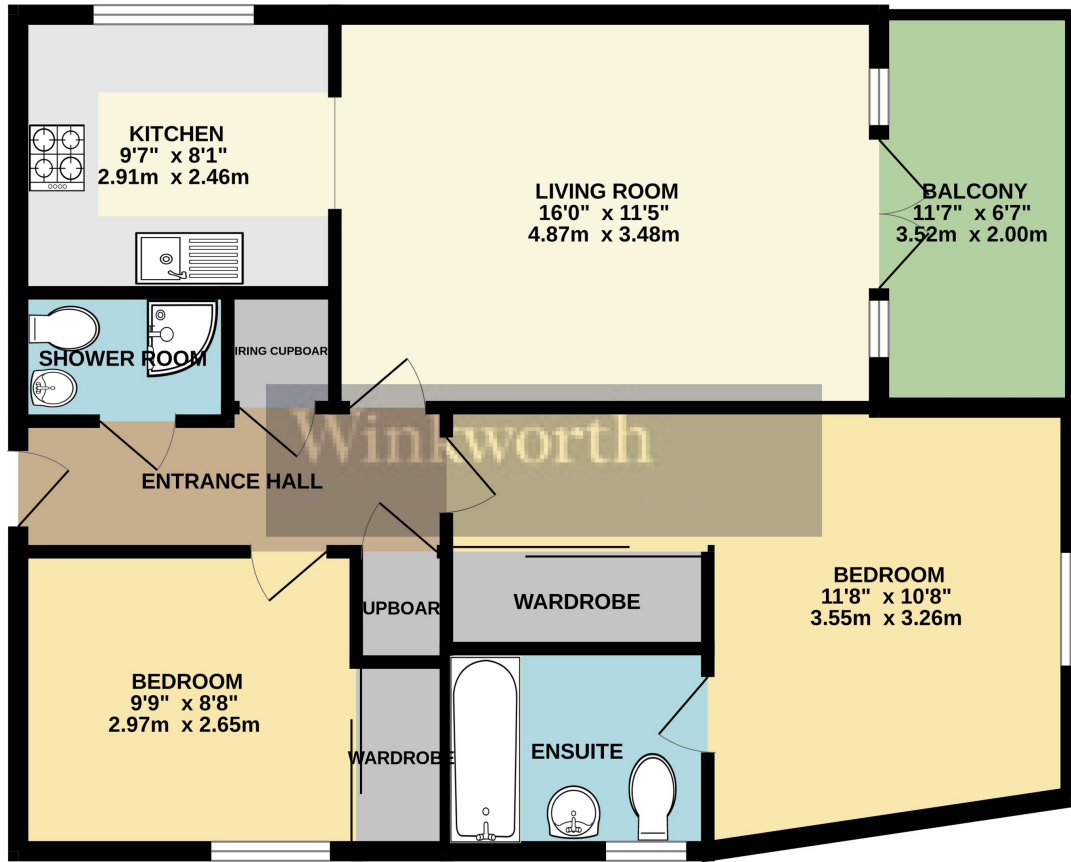
- Small Gated Development in a Village Location
- Open Plan Living Area
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Secure off Road Parking
- No Chain







FIRST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Leasehold  
**Term:** Expires - 08/09/2154  
**Service Charge:** £1614.96 per annum  
**Ground Rent:** £ 100 Annually (subject to increase)  
**Council Tax Band:** C  
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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